

MORGAN MIKIE R
95363 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																											
Exterior Wall	05	AVERAGE 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	Tax Group: 4	Tax Dist:													
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	BUILDING MARKET VALUE	168,463															
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	TOTAL MARKET OB/XF VALUE	0															
Interior Wall	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	TOTAL LAND VALUE - MARKET	85,000															
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	TOTAL MARKET VALUE	253,463															
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	SOH/AGL Deduction	81,000															
Air Condition	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	ASSESSED VALUE	172,383															
Heating Type	04	AIR DUCTED 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	TOTAL EXEMPTION VALUE	HX HB 50,000															
Bedrooms		2 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	BASE TAXABLE VALUE	122,383															
Bathrooms		2 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	TOTAL JUST VALUE	253,463															
Frame	02	WOOD FRAME 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	NCON VALUE	0															
Stories	1.	1. 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	INCOME VALUE																
Units	00	NONE 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50	PREVIOUS YEAR MKT VALUE	193,268															
Occupancy	00	NONE 100	03	COMP SHNGL 100	05	DRYWALL 100	08	SHT VINYL 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	00	NONE 100	0220	01	2,300	114.4000	74.36	171,028	2018	2018	0	0	1.50	98.50																	
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